



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

JOHN F. KRATTLI
County Counsel

October 30, 2012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#21 of OCTOBER 30, 2012

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**Agenda No. 13
11/21/11**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR068400-(5)
GENERAL PLAN AMENDMENT NO. 2007-00002-(5)**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the above-referenced application for a General Plan amendment to facilitate a residential development involving the closure of a 228-unit mobilehome park and the construction of 318 residential condominium units and other site amenities and facilities on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands.

At the conclusion of the hearing, you indicated an intent to approve the proposed general plan amendment and instructed our office to prepare the appropriate resolution for your approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

Joseph M. Nicchitta
JOSEPH M. NICCHITTA
Senior Associate County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss
RICHARD D. WEISS
Chief Deputy

JMN:ph

Enclosures

HOA.900548.1

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF
GENERAL PLAN AMENDMENT NUMBER 2007-00002-(5)**

WHEREAS, section 65350, et seq., of the California Government Code provides for the adoption and amendment of a jurisdiction's general plan; and

WHEREAS, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

WHEREAS, the permittee, Prime Enterprises, LLC, proposes a project involving the closure of a 228-unit mobilehome park known as Santa Anita Village ("Mobilehome Park") and the construction of 318 residential condominium units and other site amenities and facilities on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands (the "Project"); and

WHEREAS, in connection with the proposed Project, the permittee has requested the approval of this General Plan Amendment No. 2007-00002-(5) ("Plan Amendment") to amend the General Plan's Land Use Policy Map ("Land Use Policy Map") by amending the site's land use designation from Category 1 (Low-Density Residential) to Category 3 (Medium-Density Residential), as shown in the attached Map Exhibit (Los Angeles Countywide General Plan, South Arcadia Community); and

WHEREAS, Vesting Tentative Tract Map No. 068400-(5) ("Vesting Map") is a related request to create six multi-family lots on the Project site for the development of 318 residential condominium units in 25 buildings; and

WHEREAS, Conditional Use Permit No. 2007-00073-(5) ("CUP") is a related request to: (a) authorize on-site grading in excess of 100,000 cubic yards; and (b) ensure consistency with Development Program (-DP) overlay zoning on the site. The CUP will restrict development to the Project shown on the approved site plan marked Exhibit "A," and will ensure that no other development will be permitted on the Project site unless a conditional use permit is first obtained. The CUP also will ensure the Project's compliance with the development standards of the R-3 zoning on the site, subject to certain modifications to such standards, as set forth in the CUP; and

WHEREAS, Mobilehome Permit No. 2010-00003-(5) ("Mobilehome Permit") is a related request to authorize the closure of the Mobilehome Park by adopting the mobilehome closure impact report ("Closure Impact Report") pursuant to section 66427.4 of the California Government Code and section 8.57.300 of the Los Angeles County Code ("County Code"); and

WHEREAS, Parking Permit No. 2008-00002-(5) ("Parking Permit") is a related request to authorize shared and reciprocal parking among the six multi-family residential lots to be developed on the site; and

WHEREAS, Housing Permit No. 2010-00001-(5) ("Housing Permit") is a related request to authorize a density bonus for the Project based on the permittee's set-aside of 75 units for senior housing on the site. Although the permittee proposed, and the County Regional Planning Commission ("Commission") approved, a density bonus of 68 units, at the Board's public hearing on the project, the Board adopted changes to the site's zoning designation under the General Plan which resulted in the permittee needing a density bonus of only 52 units to accommodate the project's proposed 318 units; and

WHEREAS, Zone Change No. 2007-00004-(5) ("Zone Change") is a related request to amend the site's zoning from Zone C-3 (Unlimited Commercial), Zone R-3-P (Combined Limited Multiple Residence and Parking), and Zone R-A (Residential Agricultural), to Zone R-3-24U-DP (Limited Multiple Residence – 24 Dwelling Units Per Net Acre – DP). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area; and

WHEREAS, the County Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of the Plan Amendment, Vesting Map, CUP, Mobilehome Permit, Parking Permit, Housing Permit (the CUP, Mobilehome Permit, Parking Permit, and Housing Permit are referred to collectively as the "Project Permits"), and Zone Change on November 22, 2011. The Commission previously conducted a duly-noticed public hearing on the Plan Amendment, Zone Change, Vesting Map, and Project Permits on October 20, 2010; and

WHEREAS, the approval of the Vesting Map and Project Permits will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective; and

WHEREAS, the Board finds as follows:

1. The site is 12.1 gross acres (11.4 net acres) in size, is located in the South Arcadia Zoned District, at the northwest corner of the intersection of Live Oak Avenue and Mayflower Avenue, and is currently zoned C-3, R-3-P, and R-A on different portions of the site.
2. The site is irregularly shaped with gently-sloping topography and is developed with an existing 228-unit Mobilehome Park. Thirty-seven of the Mobilehome Park units are currently occupied.
3. The site is currently depicted within the Category 1 land use category of the Land Use Policy Map.
4. Surrounding zoning within a 500-foot radius includes:

North: R-A;
South: R-3-P, C-3, and A-1 (Light Agricultural);

East: R-A and C-3; and
West: R-A.

5. Surrounding land uses within a 500-foot radius include:

North: Single-family residences;
South: Single-family residences, office, retail, light industrial, parking, and auto repair uses;
East: Single-family residences and a mobilehome park; and
West: Single-family residences.

6. The site currently consists of one legal lot which contains the existing Mobilehome Park.

7. The site plan for the Project depicts a subdivision containing six multi-family lots with a total of 318 residential condominium units, comprised of 170 townhouse units in 23 buildings, 75 units and 73 units, respectively, in two four-story condominium towers, a community center, a clubhouse, a pool, a playground, and village green. Nineteen of the townhouse buildings, each containing seven to eight townhouse units, are located along the eastern, northern, and western perimeters of the site. Three townhouse buildings, each containing eight units, and one townhouse building, containing 10 units, are located at the center of the site, along with the clubhouse building, an outdoor pool and spa, a playground, village green, guest parking, and parking for disabled persons, all for common use by residents and guests. Each of the townhouse buildings will contain a two-car garage for each townhouse unit located in the building. The two four-story condominium towers are located on the southern portion of the site, along with subterranean parking, a community center, and three outdoor courtyards for common use by residents and guests. A network of private driveways/fire lanes throughout the Project site will afford residents and guests access to and from parking areas, site amenities, and condominium and townhouse residences.

8. The Project will contain a total of 75 market rate condominium units set-aside for seniors aged 55 years and older. All 75 senior units will be contained within the 75-unit condominium tower located on the southern portion of the site. The senior condominium tower will be constructed in the same manner and quality as the other condominium tower in terms of architecture, landscaping, and amenities.

9. The site is accessible via Live Oak Avenue to the south and Mayflower Avenue to the east. Primary access to the site will be via an entrance/exit on Mayflower Avenue. Secondary access to the site will be via an entrance/exit on Live Oak Avenue.

10. The Project will provide a total of 746 parking spaces, 638 of which will be reserved for residents and 108 of which will be reserved for guests. Of the 746 total parking spaces, 12 spaces will be designated for disabled persons. Individual two-car garages for each of the 170 townhouse units will provide 340 spaces reserved for residents. A subterranean parking structure on the southern portion of the site will provide a total of 335 parking spaces, 298 of which will be reserved for residents and 37 of which will be reserved for guests. Of the 335 total parking spaces provided in the subterranean garage, 8 spaces will be designated for disabled persons. Uncovered surface parking spaces along the private driveways and fire lanes adjacent to residences and other site amenities and facilities will provide a total of 71 parking spaces reserved for guests, 4 of which will be designated for disabled persons.
11. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with paved widths varying from 26 to 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and to Live Oak Avenue and Mayflower Avenue. The site perimeter will be landscaped to screen the Project from adjacent properties, and landscaping within the site will be provided along the driveways and sidewalks to provide shade within the site and to enhance the aesthetics of the Project.
12. Between October 2007 and October 2008, prior to the Commission's public hearing on the Project, the permittee conducted community outreach to adjacent cities and nearby residents regarding the Project. In April and October 2008, the permittee attended meetings with the Monrovia-Arcadia-Duarte Town Council at the Live Oak Library adjacent to the Project site to address the Council's concerns regarding, among others, the estimated selling price of the proposed units, the timing of the Mobilehome Park closure, the Project's potential traffic impacts, and the feasibility of adding an additional entrance to the site via Live Oak Avenue. On May 7, 2008, May 9, 2008, and October 6, 2008, the permittee attended meetings with local residents at locations near the Project site to address concerns about the Project raised by residents, including, among others, the Project's potential impact on their privacy and on traffic.
13. In response to the concerns raised by the community, the permittee reduced the density of the Project from 334 units to 318 units, reduced the Project's proposed building heights from multi-story to one story in cases where the involved building would be adjacent to a single-family residence, eliminated windows facing the outer perimeter of the site, and installed additional landscape screening along the site's perimeter. The permittee also redesigned the Project to include a center island at the main entry along Mayflower Avenue and to restrict left turns into and out of the site, among other changes.

14. In September 2008, prior to the Commission's public hearing on the Project, the permittee submitted to the Department of Regional Planning ("Regional Planning") a Closure Impact Report for the closure of the Mobilehome Park, as required by section 66427.4 of the California Government Code and section 8.57.300 of the County Code. Regional Planning staff reviewed the Closure Impact Report and requested changes be made, including, among others, to increase the amount of the relocation benefit payments otherwise required by the County relocation guidelines ("Relocation Guidelines"), to adjust for inflation, for the Mobilehome Park residents who would be required to relocate as a result of the Project.
15. In February 2010, prior to the Commission's public hearing on the Project, the permittee submitted to Regional Planning a revised Closure Impact Report which included, among other changes, the increased relocation benefit payments requested by Regional Planning. In July 2010, Regional Planning staff reviewed the revised report and requested additional clarifications concerning, among other things, relocation costs and proposed mitigation measures. The permittee provided written responses to staff's concerns in August 2010. In September 2010, as required by the County Community Development Commission ("CDC"), the revised Closure Impact Report was further reviewed by a third-party consultant, which reported in writing that the Closure Impact Report met the requirements of the California Government Code and the County Code, subject to several minor modifications. The Project is conditioned to require the permittee to prepare an addendum to the Closure Impact Report to make these minor modifications.
16. In January 2010, prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code sections 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring Program ("MMP") prepared for the Project.
17. The Commission held a duly-noticed public hearing on the Plan Amendment, Zone Change, Vesting Map, and Project Permits on October 20, 2010. At the hearing, the Commission heard a presentation from Regional Planning staff and testimony in support of and in opposition to the Project. The permittee testified, among other things, that the Project would replace an "obsolete" mobilehome park, would include a senior housing set-aside which will allow seniors to remain in the neighborhood, was designed to direct traffic away from neighborhood streets, and was redesigned with reduced building heights and modified window configurations to address the privacy concerns of local residents. Project opponents raised, among other concerns: (a) the Project's potential impacts on

privacy, traffic, air quality, noise, and aesthetics; (b) the adequacy of the relocation assistance identified in the Closure Impact Report; and (c) the adequacy of the MND, which they claimed fails to address the Project's impact on greenhouse gases.

After hearing all testimony, the Commission closed the public hearing, adopted the MND and MMP, approved the Vesting Map and Project Permits, and recommended adoption of the Plan Amendment and Zone Change to the Board.

18. Pursuant to section 22.60.230(B)(2) of the County Code, because the Project approvals included a recommendation by the Commission to the Board on the Plan Amendment and Zone Change, the Vesting Map and Project Permits were called up for review by the Board concurrently with the request for the Plan Amendment and Zone Change.
19. On November 22, 2011, the Board conducted a duly-noticed public hearing on the Plan Amendment, Zone Change, Vesting Map, and Project Permits. The Board heard a presentation by staff from Regional Planning and the County Department of Public Works ("Public Works"), testimony from the permittee's representative, and testimony in opposition to the Project. Staff testified that the permittee redesigned the Project in response to community concerns, which redesign included reducing the Project's number of units, lowering the height of buildings near neighboring properties, and providing additional access to the Project via Live Oak Avenue.
20. During Regional Planning staff's presentation at the public hearing, staff recommended to the Board: (a) that the Board approve minor modifications to the Project which had not been presented to the Commission, which modifications included, among others, reconfiguring building footprints to minimize garage frontage, adding shade landscaping to parking areas, adding a pedestrian connection to Live Oak Avenue, and changing a proposed exit from the site onto Live Oak Avenue to a combined entrance and exit; and (b) that the Project's proposed zoning designation be changed from the R-3-22U-DP designation that had been recommended to the Commission to R-3-24U-DP in order to accommodate the Project's proposed 318 units.
21. At the conclusion of staff's presentation at the public hearing, the Board instructed staff to analyze and correct any potential traffic visibility and safety issues on Live Oak Avenue created by the Project, and include any such changes in the final documents for approval. Such changes were made by staff in the final findings and conditions for the Vesting Map and Project Permits.
22. During the Board's November 22, 2011 public hearing on the Project, the permittee's representative offered testimony similar to that presented to the Commission, including testimony that the Project will not require the expenditure of any public funds but will generate payments of \$1.5 million to the local school district, \$700,000 to the parks fund, and \$700,000 in permit fees, and will

generate \$1.8 million in annual property tax increment. The opposition testimony was similar to the opposition testimony before the Commission, and raised concerns regarding, among others, the Project's impact on traffic and its compatibility with the surrounding neighborhood.

23. At the conclusion of the November 22, 2011 public hearing, the Board adopted the MND and associated MMP, and indicated its intent to approve the Project with the recommendations proposed by Regional Planning and Public Works staff, subject to the Board's direction to the Director of Public Works and the Director of Regional Planning to correct any potential problems created by the Project with respect to traffic visibility and safety issues on Live Oak Avenue.
24. The Project is consistent with the proposed R-3-24U-DP zoning classification because attached multi-family residences are permitted in the proposed R-3-24U-DP zone pursuant to sections 22.20.260 and 22.40.040 of the County Code. The Project complies with the density provisions of the proposed R-3-24U-DP zone because the total number of units for the Project is within the maximum density allowed for the proposed R-3-24U-DP zone with the 52-unit density bonus. With the related Vesting Map and CUP, and the conditions attached thereto, the Project will comply with the requirements of the –DP overlay zoning.
25. The permittee has demonstrated the suitability of the site for the proposed use, that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the attached conditions of approval and the conditions of approval for the related Vesting Map and Project Permits will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
26. The Project site is physically suitable for the type of development and density proposed because the site has access to a County-maintained street(s), and will be served by public sewer facilities and water supplies to meet anticipated needs.
27. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
28. The permittee intends to close the Mobilehome Park in conjunction with the approval of the Project and that closure of the Mobilehome Park will allow the site to be developed according to the Project conditions.
29. The permittee prepared a Closure Impact Report which is in compliance with applicable regulations, including section 66427.4 of the California Government Code and section 8.57.300 of the County Code. The Closure Impact Report sufficiently addresses the availability of adequate replacement housing in other mobilehome parks and relocation costs for each resident of the Mobilehome

Park, and specifies steps to be taken by the permittee to mitigate any adverse impact to residents who will be displaced. Residents of the Mobilehome Park were provided notice of the public hearings on the Project and copies of the Closure Impact Report in compliance with section 66427.4 of the California Government Code, section 798.56 of the California Civil Code, and section 8.57.300 of the County Code.

30. The relocation benefits offered in the Closure Impact Report were appropriately adjusted to reflect 2010 rates of inflation and cost of living increases in conformity with the United States Bureau of Labor Statistics' Consumer Price Index for the Los Angeles-Riverside-Orange County area. The current relocation benefits identified in the Closure Impact Report represent a 59.7 percent increase from the rates listed in the County's Relocation Guidelines.
31. The Project is appropriately conditioned to require the permittee to complete the mitigation measures specified in the Closure Impact Report prior to the closure of the Mobilehome Park.
32. The Project is appropriately conditioned to require the permittee to comply with all notice requirements related to the closure of the Mobilehome Park as set forth in sections 798.56 and 798.57 of the California Civil Code.
33. While three of the six multi-family lots on the site individually will not contain the number of parking spaces required by the County Code for each lot, the Project as a whole will provide more on-site parking spaces than required by the County Code for the Project's total 318 condominium units. The Parking Permit authorizing shared and reciprocal parking among the site's six multi-family lots is necessary and desirable to accommodate the Project's parking design, which primarily utilizes underground parking facilities and two-car garages, and which avoids large above-ground parking facilities. The Project's parking will be conveniently accessible to residents and guests.
34. The Project's 75 senior housing units will be market rate units and will be compatible with the design of other units within the Project in terms of appearance, materials, and finished quality. The senior units will have a high quality of design with many on-site amenities conveniently accessible by seniors and will be integrated into a multi-family residential development that is compatible with the surrounding area. The site is a short walking distance from the public library and bus transit stops located on Live Oak Avenue near the site, which features are beneficial to senior living.
35. The senior housing set-aside of 75 units constitutes more than 20 percent of the Project's total units and will assist the County to meet its senior housing needs. The Project's senior housing set-aside justifies the Project's density bonus of 52 dwelling units, approved as part of the Project Permits.

36. The Project is appropriately conditioned to comply at all times with all federal and State fair housing laws, and all federal and State statutes governing "housing for older persons," as that phrase is defined in the applicable federal and State statutes, including but not limited to, sections 3601, et seq., of Title 42 of the United States Code, sections 12955, et seq., of the California Government Code, and sections 51, et seq., of the California Civil Code, and all regulations promulgated thereunder.
37. The Plan Amendment is consistent with the goals and policies of the General Plan, in that it allows the development of a project that promotes urban revitalization, increases the supply and diversity of housing, increases the supply of senior housing, and promotes the efficient use of land through a more concentrated pattern of urban development.
38. The Plan Amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family and senior housing in older urban neighborhoods.
39. The Plan Amendment is appropriate and proper because the Project location efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of the surrounding neighborhood.
40. Modified conditions warrant a revision to the General Plan because the Project area is in need of urban revitalization and the conversion of a mostly vacant mobilehome park to a more beneficial land use. The Plan Amendment will allow new major development and investment in the area. Although areas adjacent to the site along Live Oak Avenue are designated as Category 1 under the Land Use Policy Map, most of the nearby land uses on the northern side of Live Oak Avenue are commercial and not residential, which uses are compatible with the Project's higher density development.
41. The Plan Amendment is appropriate and proper because the Project supports the General Plan policy for increased multi-family housing in closer proximity to existing services and facilities, which include, among other services and facilities, an automobile repair facility, offices, a furniture store, a public library and restaurant and retail businesses. The Project also supports the General Plan's policy to direct new development in a more concentrated urban pattern away from undeveloped areas where growth is less appropriate. In addition, no significant environmental impacts are anticipated from the Project as any potential impacts will be reduced to less than significant with appropriate project mitigation measures, as contained in the MMP and in the conditions attached to the Vesting Map and Project Permits.
42. Approval of the Plan Amendment is in the best interest of the public's health, safety, and general welfare, as the Project area contains and/or the Project will provide sufficient infrastructure and facilities to accommodate the Project, including street improvements, water supply, sewer connection, fire flow, and fire

access. The development of the Project is in conformity with good planning practices, as the Project fulfills General Plan goals related to urban revitalization and the provision of senior housing.

43. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures except as otherwise modified, as shown on the approved Exhibit "A" for the Project Permits.
44. Compatibility with surrounding land uses will be ensured through the Vesting Map, Project Permits, and Zone Change, which includes the –DP overlay zoning.
45. There is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.
46. The technical and engineering aspects of the Project have been resolved to the satisfaction of Public Works, Regional Planning, and the County Departments of Fire, Parks and Recreation, and Public Health.
47. The permittee is subject to the payment of the California Department of Fish and Game fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
48. The MMP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The MMP's requirements are incorporated into the conditions of approval for this Project.
49. Approval of the Project is conditioned on the permittee's compliance with the conditions of approval for the Vesting Map and Project Permits, and with the MMP.
50. The permittee has demonstrated the suitability of the site for the proposed uses. The establishment of the proposed uses at such location is in conformity with good zoning practice. The permittee's compliance with the Project's conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
51. After consideration of the MND and MMP, together with the comments received during the public review process, the Board found on the basis of the whole record before it that there is no substantial evidence that the Project as revised and conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.

THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently considered and reviewed the MND and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record, there is no substantial evidence that the Project will have a significant effect on the environment;
2. Certifies that at the conclusion of the Board's public hearing on the Project it adopted the MND and the MMP, and found that the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation;
3. Finds that the proposed Plan Amendment is consistent with the goals, policies, and programs of the General Plan; and
4. Approves General Plan Amendment No. 2007-00002-(5), amending the Land Use Policy Map of the Countywide General Plan, as depicted in the attached Map Exhibit.

The foregoing resolution was on the 30TH day of OCTOBER, 2012, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.



SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By

Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By

Deputy

Attachment:

Map Exhibit (Los Angeles Countywide General Plan, South Arcadia Community)

AMENDMENT TO COUNTYWIDE GENERAL PLAN

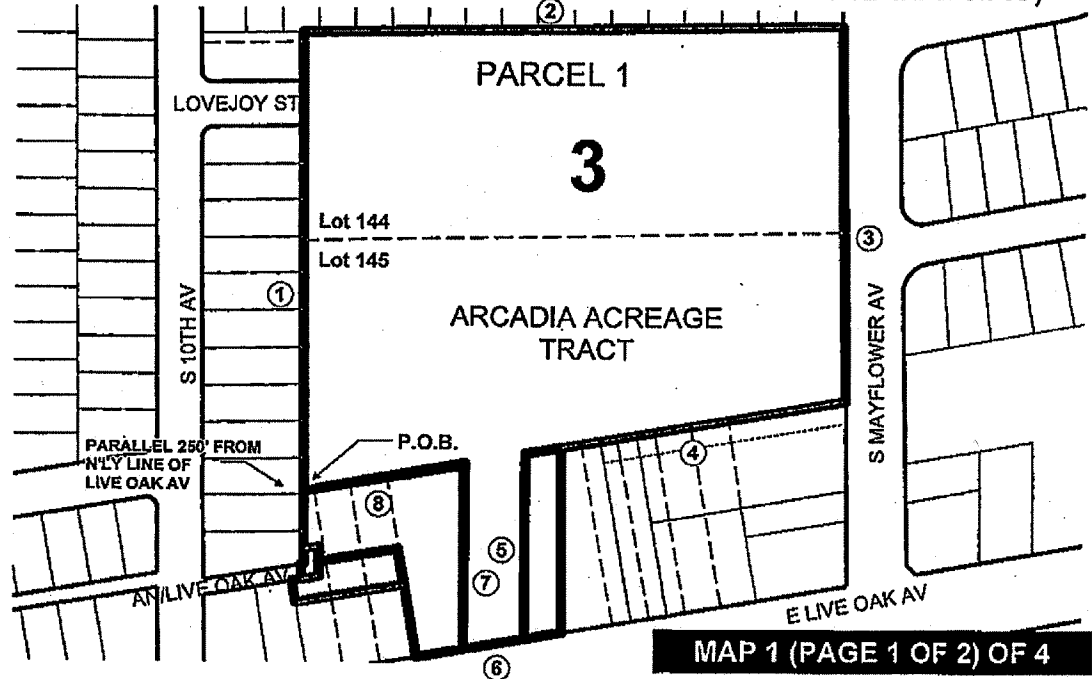
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



MAP 1 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

PARCEL 1: THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE E'LY LINE OF LOT 3 OF TRACT NO. 14525, AS SHOWN ON A MAP RECORDED IN BOOK 300, PAGE 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF INTERSECTION OF SAID E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY;

- ① N.00° 14' 23"W. 630.34'
- ② — N.89° 45' 20"E. 734.04'
- ③ S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE
- ④ — S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY
- ⑤ S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE
- ⑥ — S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

CONTINUE TO PAGE 2.

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION

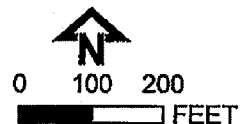
COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP

150H281

153H281

153H285

AMENDMENT TO COUNTYWIDE GENERAL PLAN

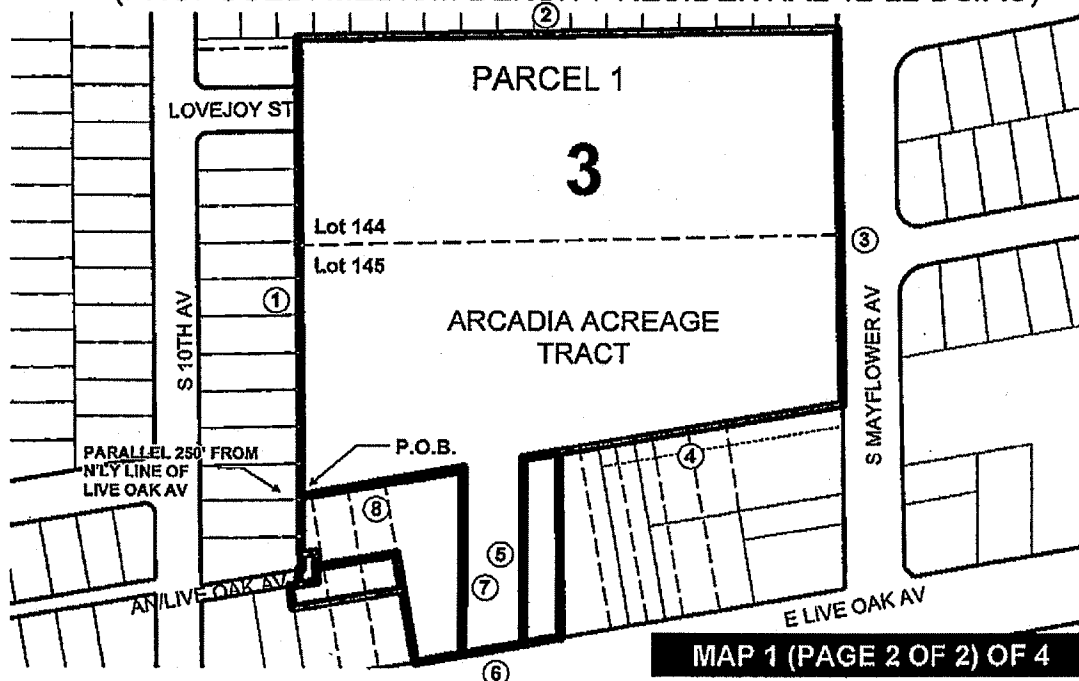
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON:

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



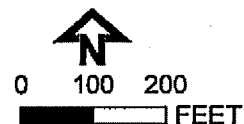
LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

- ⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT
- ⑧ — S.80° 49' 38"W. 222.68' TO THE TRUE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP
150H281
153H281
153H285

DIGITAL DESCRIPTION: VCOZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

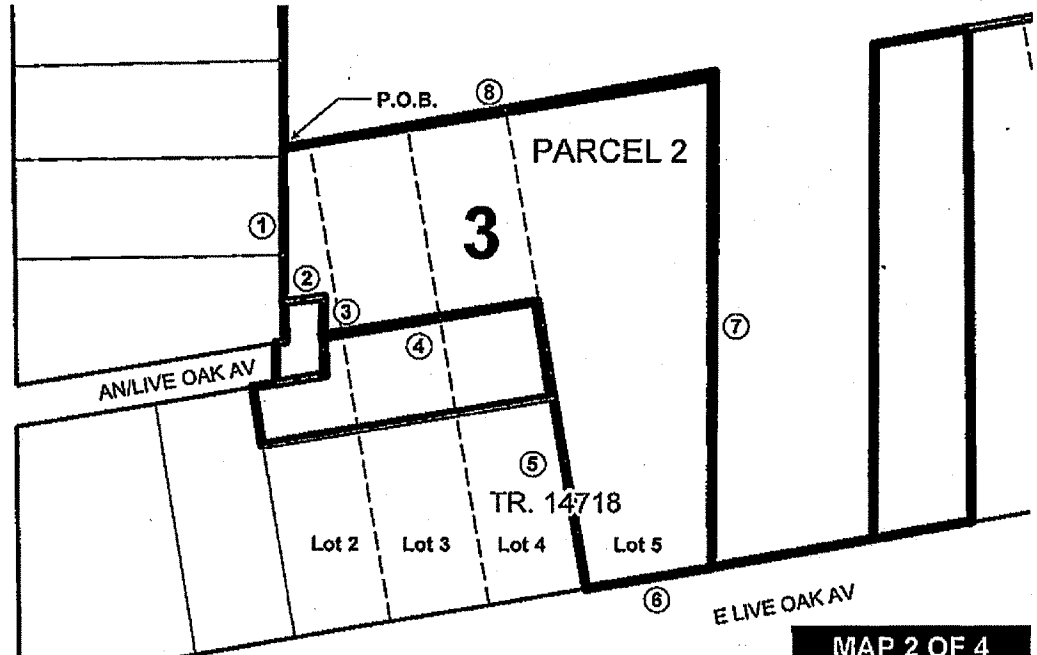
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON:

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



MAP 2 OF 4

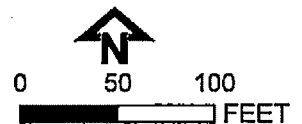
LEGAL DESCRIPTION:

PARCEL 2: THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST N'LY NW'LY CORNER OF SAID LOT 2;

- ① S.00° 14' 23"E. 81.48'
- ② —N.80° 49' 38"E. 20.25'
- ③ S.0° 14' 23"E. 19.75'
- ④ —N.80° 49' 38"E. 108.85'
- ⑤ S.09° 10' 22"E. 150'
- ⑥ —N.80° 49' 38"E. 70'
- ⑦ N.0° 14' 23"W. 253.07'
- ⑧ —S.80° 49' 38"W. 222.68' TO THE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCOVD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

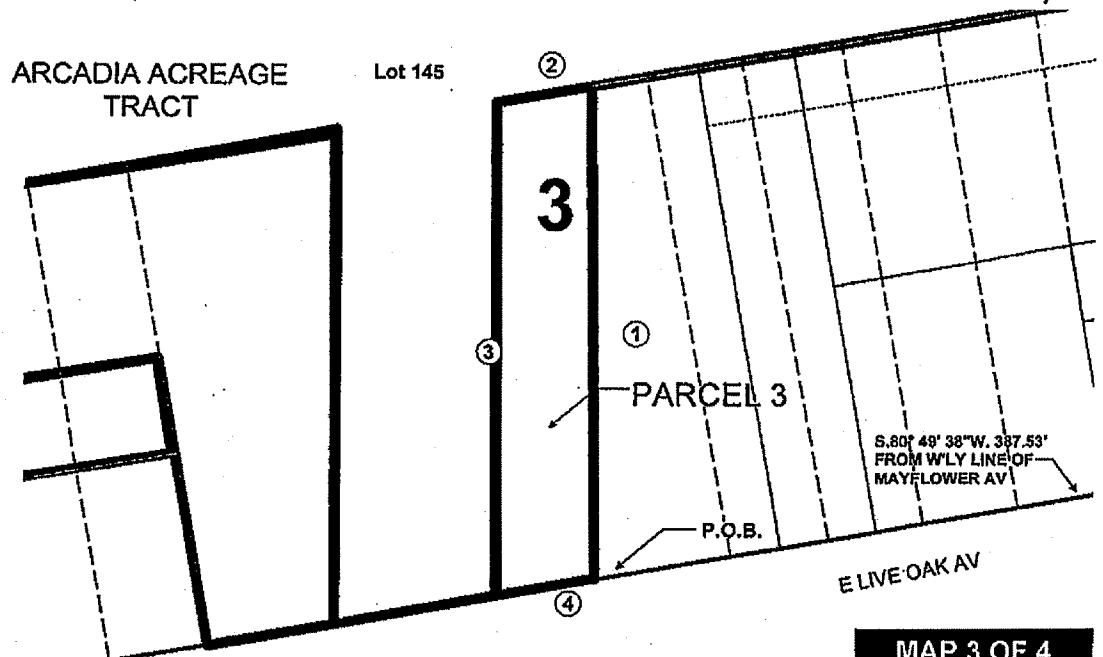
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



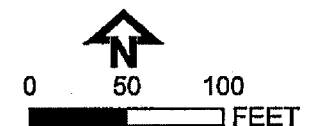
LEGAL DESCRIPTION:

PARCEL 3: THAT PORTION OF LOT 145 OF ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, AS PER MAP RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS S.80° 49' 38"W. 387.53' FROM ITS INTERSECTION WITH THE W'LY LINE OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT NO. 155099;

- ① N.00° 14' 23"W. 253.07'
- ② —S.80° 49' 38"W. 50.63'
- ③ S.00° 14' 23"E. 253.07'
- ④ —N.80° 49' 38"E. 50.63' TO THE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: VZCOZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

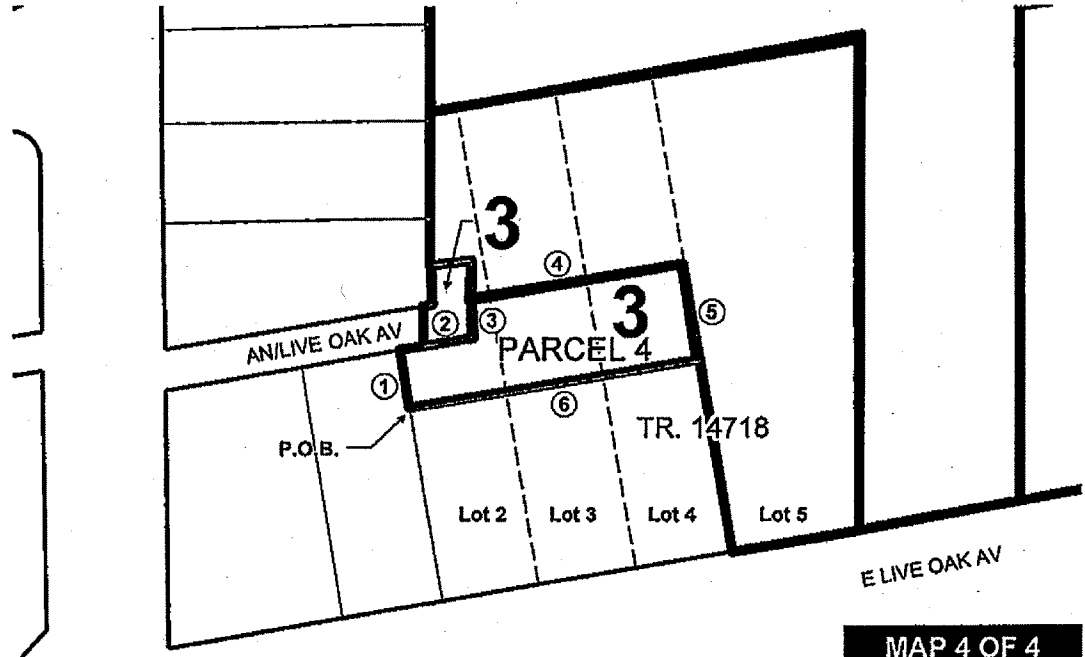
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM DENSITY RESIDENTIAL 12-22 DU/AC)



MAP 4 OF 4

LEGAL DESCRIPTION:

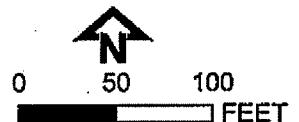
PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY LINE OF THE ALLEY SHOWN ON SAID MAP;

- ① N.09° 10' 22"W. 30.00'
- ② — N.80° 49' 38"E. 38.00'
- ③ N.0° 14' 23"W. 20.25'
- ④ — N.80° 49' 38"E. 108.85'
- ⑤ S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING
- ⑥ — S.80° 49' 38"W. 150.00' TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH PASSES THROUGH A POINT IN THE S'LY LINE DISTANT W'LY THEREON 25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1956, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART



COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: VZCOVD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
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